

# Town of Weare

## ZONING BOARD OF ADJUSTMENT

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### MEETING MINUTES

Tuesday, June 5, 2012

**\*\*FINAL COPY\*\***

**PRESENT:** Jack Dearborn, Chairman; Forrest Esenwine, Vice Chairman, Malcolm Wright, Member; June Purington, Member; Stu Richmond, Member; Chip Meany, Land Use Coordinator; Sheila Savaria, Recording Secretary

**GUESTS:** Deborah Raymond, Claude Raymond, Murray Wigsten, Ginger Esenwine, Eric Myers, Paul Hughes, Annie Aylesworth, Michelle Margetts

#### **I. INTRODUCTION:**

Chairman Jack Dearborn called this meeting to order at 7:30 pm, explained how the Board does business, and asked the members of the Board to introduce themselves.

#### **II. PUBLIC HEARINGS:**

Case #0512 Claude & Deborah Raymond  
Variance from Article 24.10  
Construction of a residence in a Commercial Zone at  
405 North Stark Highway, Lot 210-14  
Living space to be constructed above a barn

June Purington moved to accept the application for case #0512, Forrest Esenwine seconded, all voted in favor.

Deborah Raymond presented the case and read the 5 points on her application to the Board.

1. Granting this variance will not be contrary to the public interest because they will be preserving natural and wildlife resources.
2. The variance will not be contrary to the spirit of the ordinance because it will add more value to surrounding properties as it will remain a 50+ acre parcel with no development of commercial entities.
3. Substantial justice will be done by granting this variance because they feel they have the right to farm on the property they purchased for that reason and it is ideally suited for maintaining and sheltering agricultural animals.
4. The values of surrounding properties will not be diminished because they are keeping 50+ acres of land with open fields, ponds, and timber intact. There will be no increase in traffic, zoning, noise, pollution or population.
5. The property was formerly a golf course and will now be preserved as a natural resource. They purchased the land with full intent to have a farm and live and care for the animals on one lot of land. The property will enhance other properties in the area as there will be no commercial activities, no increased traffic, noise, or pollution. The property blends in with other properties and will be maintained as a natural resource.

Forrest Esenwine asked how they intend to keep it from being developed commercially with it being in a commercial zone. Ms. Raymond said they want to retire there and live there the rest of their lives and have no intentions of letting it be developed on.

Approving Abutters: Murray Wigsten, 32 Page Hill Road. Mr. Wigsten has joint frontage and is very

Variance Extension     Article 17.1.1, #4002, Carl Landon  
Map 103-18-33 & 35 Russell Drive  
Permission to build on a private road

Forrest Esenwine moved to renew the variance for one year for Carl Landon; June Purington seconded, all voted in favor.

Variance Extension    Article 14.2, #0210, James Donsion  
Map 405-2, 222 Quaker Street  
Lot Size Reduction

Forrest Esenwine moved that the variance for James Donison and Northwest Engineering be extended for one year; June Purington seconded, all voted in favor.

Minutes: Forrest Esenwine moved to approve the first draft of the April 4, 2012 minutes as corrected; June Purington seconded, all voted in favor.

**IV. ADJOURNMENT:** As there was no other business to come before the board, Jack Dearborn moved to adjourn at 8:45 pm; June Purington seconded, all voted in favor.

Respectfully Submitted,

Sheila Savaria  
Recording Secretary